

CARMEL TECHNICAL ADVISORY COMMITTEE

MINUTES

Date: December 21, 2005
Place: Department of Community Services Conference Room
3rd Floor - Carmel City Hall
Time: 9:00 AM

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9:00 a.m. **Carmel Science & Tech Park, blk 12, lot 5 - Velocity Sports Performance**
The applicant seeks use variance approval for an athletic training facility.
Docket No. 05120006 UV ZO Chapter 20D.01 permitted uses
The site is located at 1402 Chase Ct. and is zoned M-3/Manufacturing.
Filed by Charlie Frankenberger of Nelson & Frankenberger for BP Sports, LLC.

Present for the Petitioner: Charlie Frankenberger with Nelson and Frankenberger, and Molly Powell with BP Sports/Velocity.

Petitioner's Presentation: Charlie Frankenberger introduced the project. He said that Bill Akers wanted to know who the existing tenant was who would be occupying the other 5,000 square feet of the 25,000 square foot building. He said that Bill Akers concern was that there were different suite numbers for the different businesses so emergency vehicles would now where to go. He discussed the exact location of the building and the other uses that are located in the area. He said that the use was not a permitted use in the M-3 district. He noted that Scott Brewer had asked for more information on the landscape plan. He said that they had initially given Scott Brewer photographs and that he had requested that the petitioners have a full landscape plan drawn up superimposed on the survey. He said that they did that and have submitted it to Scott. He said that they were now waiting for Scott's comments, but that they had just submitted the plans to him the day before, so they didn't expect his comments by today. He said that he would follow up with Scott Brewer in a few days.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he sent Charlie Frankenberger a letter. He said that he had no objection to the special use variance.

Mike Mc Bride, Hamilton County Highway: This is out of their jurisdiction.

Nick Redden, City of Carmel Engineering: He said that they sent the petitioners a letter and that they have no comments at this time.

Gary Hoyt, City of Carmel Fire Dept.: He asked if Link Systems had any occupancy in the building anymore.

Molly Powell commented that she didn't believe that they did because Gary Runyon bought it out and that he was the current owner of the building. She said that he just stores equipment in the warehouse area. She said that the building is completely empty, so she said that she was pretty sure that they weren't there anymore.

Gary Hoyt, City of Carmel Fire Dept.: He said that the Fire Department had a Knox Box on the building, so he said that the Fire Department would just request that the petitioners switch out the locks and that if they separate into suites, the petitioners would need to make sure that the Fire Department would have access to both of the suites. He said that he would work with the petitioners later and tell them how to do that.

Shirley Hunter, Cinergy: She said that Cinergy didn't have any objections to the variance. She said that they would just need to be notified in any changes in electrical needs for the building. She provided the petitioner with a business card for contact later.

Matt Griffin, DOCS: He said that Angie's comments were contained in the docketing email that was sent to the petitioner. He said that he did not have any additional comments now. He said that the petitioners should keep working with Scott Brewer to ensure that the issues are resolved before the Board of Zoning Appeals meeting.

Christine Barton Holmes, DOCS:

Angie Conn, DOCS:

Charlie Frankenberger said that Scott Brewer said that he wanted the plans so that he could ensure that the petitioner was in compliance with the most recent landscape standards. He said that he told Scott that one problem that they might encounter is if the current landscape plans would require a radical revision of the site, it might make this use impossible. He said that if landscape islands were required that would eliminate parking, etc.

Matt Griffin said that he didn't anticipate that happening. He said that Scott Brewer was probably just wanting to compare them to the old plans to be sure that everything was still in tact.

Angie Conn added that she believed that there was a landscape plan on file.

...END...

9:10 a.m.

University High School of Indiana

The applicant seeks special use amendment approval for a high school expansion.

Docket No. 05120007 SUA; ZO Chapter 5.02; Special Uses

The site is located at 2825 W 116th St. and is zoned S-1/Residence.

Filed by Bill Wendling of Campbell, Kyle, Proffitt, LLP.

Present for the Petitioner: Scott Wyatt with Campbell, Kyle, and Proffitt, and Becky Feigh and Jackie Bieghler with Odle, McGuire & Shook.

Petitioner's Presentation: **Becky Feigh** introduced the project.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he sent a comment letter to Bill Wendling, Jr. He said that the project is into a reconstruction of a regulated drain because it under where the proposed building is going to be. He said that there

were several comments.

Becky Feigh said that they were going to submit their drainage calculations in the next week. She said that they were going to try to incorporate as many of the comments as they could into the drainage calculations.

John South, Hamilton County Soil and Water Conservation: He said that he faxed a copy of the review to the petitioner. He said that the land is not approved and that there is still a lot of detail that has to come together.

Mike Mc Bride, Hamilton County Highway: He clarified that the work would be out of their right-of way.

Nick Redden, City of Carmel Engineering: He said that Carmel Engineering sent the petitioners a letter with their comments. He said that they would just work though the comments with the petitioners until they arrive at approved plans. He said that the letter was mailed on December 16, 2006. He said that he could fax the petitioners a letter if they haven't received it yet.

Gary Hoyt, City of Carmel Fire Dept.: He said that he sent a letter to Bill Wendling, Jr. He clarified that the buildings were going to be sprinkled. He said that he would like to set up a meeting sometime with the petitioners to discuss where the Fire Department connection should go. He said that the buildings would have fire alarms because there would be students in them. He said that the Fire Department is requesting a remote enunciator panel be located at the front. He said that if the petitioners want the main in the back, that's okay, as long as there is a board at the front. He said that he is requesting a Knox box for emergency access and also the Fire Department connection caps. He said that those could be ordered directly online. He said that with the other schools, they are asking that the exterior doors be numbered, so that if there is an emergency, then whoever is in the building can tell them what door to go to. He noted that University had not yet numbered the doors on their existing building. He clarified that there would be no basement in the building. He sent some cards to the petitioners to set up a meeting.

Shirley Hunter, Cinergy: She said that she had no comments because this is IPL territory.

Angie Conn, DOCS: She said that she had no additional comments.

Becky Feigh said that the portable classrooms would stay until the building was operational in December 2006. She said that when the students were transferred, the portables would go away.

Matt Griffin added that Scott Brewer might have some comments.

Becky Feigh said that she had already spoken with him and got his comments.

Gary Hoyt, City of Carmel Fire Dept.: He asked if there was still talk of putting an entrance road off of Town Line Road.

Becky Feigh responded that there was not. She said that they were going to concentrate most of the academic buildings away from that area. She said that in the first phase they would be constructing the soccer fields and an access way for emergency vehicle access.

...END...

9:20 a.m.

Docket No. 05120012 DP/ADLS: Arden Townhomes

The applicant seeks approval for a 90-unit townhome development on 12.7 acres. The site is located at 1940 E 136th St. and is zoned PUD/Planned Unit Development. Filed by Jim Shinaver of Nelson & Frankenberger for Buckingham Properties, Inc.

Present for the Petitioner: Jim Shinaver with Nelson and Frankenberger, and David Leazenby and Sara Nasuti with Buckingham Companies, as well as Rich Kelly and Darren Pittman with EMH&T.

Petitioner's Presentation: Jim Shinaver introduced the project.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he sent a letter to Rich Kelly and copied David Leazenby on it. He said that the major issue that they have is trying to comply somewhat with the Cool Creek study that was a joint venture between the County, Westfield, and the City of Carmel. He said that Cool Creek has some erosion problems and stuff like that. He said that anything that can be addressed to try to improve the overall shed would be requested.

John South, Hamilton County Soil and Water Conservation: He said that this project has favorable soil to build on, unlike many projects. He said that as far as drainage is concerned, he is not a fan of putting wet ponds in sand and gravel soils. He said that he feels like they are causing the potential residents a tremendous cost in the future if the thing were ever to leak. He said that with the soil conditions that the petitioners have, dry basins are a whole lot more logical than a wet one. He said that the pond three, besides the soil conditions, is considered to be being built in a flood plain. He said that he again sees a higher than normal maintenance cost for that because of that because Cool Creek floods frequently. He said that the petitioners were looking at higher sediment loads, trash, debris, etc. He said that he just didn't think that it was a really good plan. He said that a dry basin in that location might have some higher maintenance costs, but not to the extent that a wet basin would have. He said that it would be more efficient. He said that he thinks that particular pond will have a shorter life span because of higher sediment loads. He said that he would recommend a 30 ft. wide repairing easement along Cool Creek. He said that, obviously, as construction plans are developed, it would have to conform to the new water quality regulations that the County and Carmel will have passed. He said that the only other comment that he had was that he noticed that some of the townhomes are served by one street front and some are served by two street frontages. He said that it seems logical, in the spirit of the Cool Creek Watershed plan, to reduce the street frontage to one to reduce the stormwater run off.

Mike Mc Bride, Hamilton County Highway: He said that this project is outside of their jurisdiction.

Nick Redden, City of Carmel Engineering: He said that he sent the petitioner's a copy of a letter. He said that the petitioners probably have not received it yet, but that if they had any questions about those comments, just call the Engineering Department. He said that the petitioners should just respond to those and that Engineering would work through those with the petitioners.

Gary Hoyt, City of Carmel Fire Dept.: He said that he sent a letter to Rich Kelly. He clarified that there was no intention of sprinkling the buildings. He clarified that the heights of the buildings were estimated to be about forty feet, or three stories with no basements. He clarified that there would not be a structural amenity as part of the

subdivision. He clarified that fire alarms in the buildings would be an option chosen by the homeowner, but that it wouldn't be standard. He said that he needs a set of plans for the fire hydrant locations. He said that when he first looked at this, there is a stub street that connects into the high school parking lot that could provide the Fire Department with another way into the subdivision.

The petitioner said that they were scheduled to go before the school board with regards to an offsite trail and they were going to address it then.

Gary Hoyt, City of Carmel Fire Dept.: He said that he would see if he could help the petitioners get a final answer on that. He said that he thought that was something that he could make happen, since the petitioners were willing to do that.

Shirley Hunter, Cinergy: She clarified that the average square footage of each unit was about 1800 to 2400 square feet and that the buildings contain 4-7 units per building. She asked if the petitioners would be heating it with gas or electric.

The petitioner said that he thought that gas and electric would both be available, but he wasn't sure that the builder had made a decision on whether they would both be available to the potential homeowners or not.

Shirley Hunter, Cinergy: She said that the plans were missing any type of utility easements. She asked if the common area was going to be dedicated as utility easement.

The petitioner said that they typically don't do that and that he would look at the plans again, because they should show utility easements.

Shirley Hunter, Cinergy: She gave the petitioners a new service request form and told them that they would need to submit an AutoCAD file to them.

Matt Griffin, DOCS: He said that he thought that Scott Brewer emailed his comments on the landscaping stuff and that the petitioners should continue to work with Scott Brewer on the landscaping stuff.

Christine Barton Holmes, DOCS: She said that there is a sidewalk and a trail planned along the West side of the development and that the sidewalk that runs internal to the development doesn't connect to the external walkway. She said that we would like to see that connection made. She said that there is no buffering or tree preservation shown on the North edge of the project. She said that this would need to be discussed with Scott Brewer. She said that there are sidewalks that run internal to the development and just sort of dead end. She said that Staff would like to see some sort of connection leading them up to the path. She said that she would like to see that on both sides or some sort of ramp and walk way leading down that way. She said that the Northern end of the property contains some lots that are completely surrounded by asphalt. She suggested that the petitioners add some green space running between the units to break up the asphalt.

...END...

9:35 a.m.

Docket No. 05110020 DP/ADLS: Old Meridian Place

The applicant seeks to create 129 townhomes and a mix of office and retail uses on 25 acres.

The site is located at 12852 Old Meridian Street and is zoned OM/SFA.

Filed by Jon Isaacs for Centex Homes.

Present for the Petitioner: Ed Fleming with Stoeppelwerth & Assoc., Jon Isaacs with Centex Homes, and Larry Kemper with Nelson & Frankenberger.

Petitioner's Presentation: Larry Kemper introduced the project. He noted that the engineering that reviewed at the previous meeting involved the townhome portion. There was no detailed engineering for the mixed-use portion of the site. He said that since the last meeting, detailed engineering for that portion of the site had been submitted and they were back today for their comments.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he did not receive the new plans. He said that his comment letter from the previous month's submittal would still be the comment letter in effect until he received new plans.

John South, Hamilton County Soil and Water Conservation: He said that he couldn't say that he received any new plans either. He said that he didn't think that he had detail plans for it. He said that one of his major concerns in the original letter was that he wasn't sure that the underground detention was going to satisfy the stormwater quality departments. He said that other than that, he would research to see what plans they did have, but he wouldn't have any additional comments until he had a chance to review the new plans.

Mike Mc Bride, Hamilton County Highway: He said that this was inside the City limits and outside of their jurisdiction.

Nick Redden, City of Carmel Engineering: He said that the engineering Department had sent a letter to the petitioner with their comments. He said that should be received in the next few days, but if the petitioner does not receive it shortly, then they should let the Engineering Department know. He said that they would work through the comment letter with the petitioner.

Jon Isaacs said that they met with Gary Duncan a few weeks ago and that he said that the petitioners should get the plans for Old Meridian from Butler-Fairman. He said that they have not been able to get them even though they have been emailing Dan Isaacs over there.

Nick Redden, City of Carmel Engineering: He said that he would see what they could do.

Gary Hoyt, City of Carmel Fire Dept.: He said that he sent a letter. He said that the Fire Department would like to see a set of plans showing fire hydrant locations. He clarified that some of the buildings would be protected with an automatic sprinkler system. He said that the Fire Department would need to have a meeting with the petitioner to discuss where they will put the Fire Department connections. He said that the Fire Department was going to ask for a Knox Box on the amenity building and the retail use buildings also. He said that they were going to request the stub streets and the Fire Hydrant markers.

Shirley Hunter, Cinergy: She said that they were going to need AutoCAD drawings and a new service request. She asked the petitioner to provide them with the average square footage of the buildings, to ensure that they would have the capacity. She clarified that the development would start developing no earlier than mid-summer.

Matt Griffin, DOCS: He asked what the status was of the Old Meridian access point. He said that he commented that it was hard to give real comments when the plan was still in flux. He said that they were going to need to see architectural elevations for all of the sides. He said that he didn't have a lot of additional comments from what was discussed

at their last meeting with the petitioner a week ago. He said that they would give the petitioner a formal letter reviewing the plan that was submitted, so that the petitioner could get some of the issues knocked down.

Christine Barton Holmes, DOCS: She said that on building four, they would rather see openings with some sort of decorative grate rather than having it filled in. She said that having a blank wall that is filled in kills the pedestrian feel of the area. She said that as far as the building materials go, the white materials should be some sort of masonry to balance the brick. She said that she would like to reiterate architectural variety in terms of the townhomes. She said that they would like to see a variety of heights and a variety of building materials.

Discussion ensued regarding ways the petitioner could vary their townhome elevations.

...END...

9:55 a.m.

Docket No. 05120015 TAC Schafer Powder Coating

The applicant seeks to create a 47,600 sq. ft. office warehouse on 3.45 acres.

The site is located at 4518 West 99th Street and is zoned I1/Industrial.

Filed by Greg Snelling of Snelling Engineering for Resorts Condominiums International, LLC.

Present for the Petitioner: Greg Snelling with Snelling Engineering.

Petitioner's Presentation: Greg Snelling introduced the project.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he sent Greg Snelling a comment letter. He said that he didn't think there were any surprises.

John South, Hamilton County Soil and Water Conservation: He said that he sent Greg Snelling a letter. He said that at this point in time, the plan is not approved with the changes to the construction sequence being the most important item. He asked the petitioner to check on the pond depth. He said that it seemed a little deep for what they were trying to do and that he thought that the petitioner might need to consult with a wetlands consultant.

Greg Snelling said that the plan was based upon other plans that had been put together by a wetlands consultant, but that he would check it again.

Mike Mc Bride, Hamilton County Highway: He said that since this was a private street, but that he wanted to know how many trips per day would be coming in and out. He said that he was concerned about the bigger picture of truck traffic coming out of this development and the affect that it would have on the pavement quality on 96th Street in particular.

Greg Snelling said that he would get him the trips per day figures.

Nick Redden, City of Carmel Engineering: He said that Engineering did not receive plans on this.

Greg Snelling said that he thought it was sent out in an email.

Gary Hoyt, City of Carmel Fire Dept.: He said that he didn't get a hard copy or an emailed copy.

Greg Snelling said that he would get a hard copy of the plans for Gary Hoyt.

Shirley Hunter, Cinergy: She said that she didn't receive a set either, but she said that

she believed that this was IPL territory.

Greg Snelling said that he thought that he sent Shirley Hunter an email because he knew that it was IPL.

Matt Griffin, DOCS: He said that he emailed Greg Snelling the Department comments yesterday. He said that they want to see the office square footage. He said that the HVAC needs to be screened on all sides and that they needed to see building elevations. He asked the petitioner to show on the plans where the accessible ramps are located for the sidewalks. He said that he thought that Scott Brewer might have sent Greg Snelling some comments.

Greg Snelling said that Shawn Curran is doing the plans and that he was aware of the requirements. He confirmed that Scott Brewer had sent him comments and that he had received them.

...END...

10:05 a.m.

Docket No. 05120016 SP: Five Star Estates

The applicant seeks to plat 5 lots on 5 acres.

The site is located at 2200 W. 131st Street and is zoned S1/Residential.

Filed by Greg Snelling of Snelling Engineering, LLC for Prime Lots, LLC.

Present for the Petitioner: Greg Snelling with Snelling Engineering and Dilip Patel with Prime Lot, LLC.

Petitioner's Presentation: **Greg Snelling** introduced the project.

Greg Hoyes, Hamilton County Surveyor's Office: He gave the petitioner his comment letter. He gave the petitioner a basin map for the two subdivisions to help him delineate his basin a little better. He said that the biggest thing on this subdivision is that the County ordinance doesn't allow dry detention on lots. He suggested combining that basin with the one in front.

Greg Snelling said that the petitioners could make that common area. He said that they would like to leave the drainage similar to what they have because of the two outlets and the two basins going two separate places. He said that they could make the rear of the North end common area. He asked if the wet pond at the South end be on the lots.

Greg Hoyes, Hamilton County Surveyor's Office: He said that the ordinance only says dry basins, but it would be their preference if the wet ones were not on the lots either for liability sake for everyone involved.

Greg Snelling said that he would call him if it was going to be a major problem to convert the wet pond into common area as well. He asked what the extent of work that they would provide bonds to the County.

Greg Hoyes, Hamilton County Surveyor's Office: He said that it would be Storm sewer, subsurface drain, erosion control, and monumentation. He said that everything else is bonded with Carmel Engineering. He said that if it were filed after the beginning of the year, erosion control would be bonded with Carmel Engineering also.

Greg Snelling said that Greg Hoyes commented in his letter that there were two tiles that come together at one point. He said that they were only aware of two that come together

at two separate points. He said that there were two offsite field tiles. He noted it was in comment seven.

Greg Hoyes, Hamilton County Surveyor's Office: He said that was true and that his wording wasn't exactly correct there. He said that it was two tiles and that they come to where both outlets are going to be.

Discussion ensued regarding the drainage and utility easement on the East side of the property and pipe sizes.

John South, Hamilton County Soil and Water Conservation: He said that the plan was currently not approved. He said that it was the construction sequence again. He said that he's recommending silt fence along the East property line and/or to specify diversion swales along the East property line first. He said that they would like to see the soil prepped. He said that it seemed like the dry basin with two tiles draining into is probably going to be kind of damp. He said that he would recommend a vegetation that is going to be appropriate to the damp condition, rather than trying to force a turf grass in there that isn't going to work very well. He said that the petitioner's narrative on the post-construction water quality should be a little stronger, so those are actually called out.

Mike Mc Bride, Hamilton County Highway: He said that this is outside of their jurisdiction.

Scott Brewer, City of Carmel Urban Forester: He asked the petitioner if they were going to propose any tree preservation on the perimeter of the site.

Greg Snelling said that there were two trees that they would propose to save at this time, but that the rest of them were not on the site. He said that they would try to save what they could, but that they may have some Engineering issues and he would get with Scott Brewer about that.

Nick Redden, City of Carmel Engineering: He said that they sent the petitioner a comment letter, but since it went out kind of late, the petitioner had probably not received it yet. He said that the petitioner should let the Department of Engineering know when they receive the letter and that they could work through those issues. He said that, to his knowledge, Crossroads had not reviewed the plans yet.

Gary Hoyt, City of Carmel Fire Dept.: He gave the petitioner a copy of his review letter. He said that it would not fax. He said that they are requesting that the Fire Hydrant markers be installed in the center of the road. He said that he thinks that the plan only shows two fire hydrants. He clarified that the community would not be a gated community. He said that he thinks that the County has a standard detail on the hydrant markers.

Shirley Hunter, Cinergy: He said that she thought they had discussed moving a pole and she clarified that nothing had changed on the petitioners end. She clarified that Cinergy should proceed with moving that. She gave the petitioners a service request and her cards. She said that she needed an AutoCAD drawing forwarded to her.

Matt Griffin, DOCS: He said that he emailed Greg Snelling a comment letter yesterday. He said that there are some labeling issues on the plat. He said that there were a couple of side issues on the construction plans.

...END...

10:20 a.m.

Docket No. 05120017 TAC: Orchard Park Elementary School

The applicant seeks to construct 4 additional classrooms.

The site is located at 10404 Orchard Park Drive South. The site is zoned S2/Residence.

Filed by Karen Collins, PE, of Cripe Engineering for Carmel/Clay Schools.

Present for the Petitioner: Karen Collins with Paul I. Cripe.

Petitioner's Presentation: Karen Collins introduced the project.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he sent a letter to the Petitioner. He said that the only thing that they were going to ask for was a letter from the Engineer that detention is covered in the existing detention.

John South, Hamilton County Soil and Water Conservation: He said that this property would be exempt from the Rule Five requirements. He said that he had two recommendations. He said that it seems like the contractor would need some sort of staging area. He said that the petitioner might want to show some sort of stone area that they can work on. He said that there is silt fence shown along the exterior of the site. He said that the way that the grades are, where the silt fence actually crosses the swale, he said that he thought that the rest of silt fence could be eliminated.

Mike Mc Bride, Hamilton County Highway: He said that it appears that none of the activity would be in their right of way, so he had no comments.

Scott Brewer, City of Carmel Urban Forester: He said that he sent an email with comments to the petitioner yesterday. He said that his comments were basically about trees. He said that on plant sizes, the standard for ornamental trees is 1.5 inch caliper. He said that needed to be changed. He said that he also needs some preservation details on the existing trees. He said that he would like to see three or four more trees in an area that he identified on the plans and that he would also like to see about three or four more around the parking lot to help shade it.

Nick Redden, City of Carmel Engineering: He said that this project was outside their jurisdiction, so he had no comments.

Gary Hoyt, City of Carmel Fire Dept.: He said that he sent the petitioner a letter. He said that since it was the same building, then he was assuming that the sprinkler system would be maintained throughout the addition.

Karen Collins responded that it would be sprinkled and that they would respond to his letter in writing.

Shirley Hunter, Cinergy: She said that she doesn't think that she received plans. She said that she couldn't find the plans anywhere. She gave the petitioner a card and said that if there would be any changes in electrical needs, that they could contact that person.

Matt Griffin, DOCS: He clarified that the petitioner had provided copies of the new elevations.

Christine Barton Holmes, DOCS: She said that they wanted to know what the retaining wall would look like from the residential side.

Karen Collins said that it wouldn't be seen from the residential side, except for the handrail that's on top of it.

Matt Griffin, DOCS: He told the petitioner that the HVAC units would have to be screened on all four sides.

Gary Hoyt, City of Carmel Fire Dept.: He clarified that the school drive would remain open during the entire construction process.

...END...

10:35 a.m.

Docket No. 05120018 DP/ADLS: Old Meridian Professional Building

The applicant seeks to create a 2 story, 19,526 sq. ft. medical office building on 2.44 acres.

The site is located at 12065 Old Meridian Street and is zoned B6 within the US 31 Overlay.

Filed by Kevin Roberts of DeBoy Land Development for Allen Commercial Group.

Present for the Petitioner: Mike DeBoy and Kevin Roberts with DeBoy Land Development Services, Bob Wildman with J. Greg Allen, Tony Anderson with Allen Commercial Group, and Tim Norton with Hokanson.

Petitioner's Presentation: Mike DeBoy introduced the project.

Greg Hoyes, Hamilton County Surveyor's Office: He said that they would have some discussions about the detention outside of this meeting. He clarified that he was looking to see some method or form of detention on site.

Kevin Roberts asked if they could still convey to the Kirk pond or if it was still open for discussion.

Greg Hoyes, Hamilton County Surveyor's Office: He said that was still open for discussion if the petitioners could get it there.

John South, Hamilton County Soil and Water Conservation: He said that he sent a review letter. He said that at this point in time, the plans are not approved and he said that he recommends changing the inlet protection to something that can be driven over. He said that silt fence around the perimeter is probably not totally needed. He said that he would certainly recommend some temporary and permanent seeding to be addressed.

Mike Mc Bride, Hamilton County Highway: He said that this was outside their jurisdiction.

Scott Brewer, City of Carmel Urban Forester: He said that he sent a comment email to Kevin. He said that basically all of his comments are in there.

Nick Redden, City of Carmel Engineering: He said that they were still reviewing this and that they would their comments to the petitioners as soon as they could.

The petitioner asked if Carmel Engineering was looking at any of the adjoining right of ways as far as serviceability for the site. He asked if they were workable at this time?

Nick Redden, City of Carmel Engineering: He said that he couldn't answer that right now.

Gary Hoyt, City of Carmel Fire Dept.: He said that he sent Kevin a letter. He clarified that the petitioners would have an automatic sprinkler system for the building and that they would need to sit down and have a meeting to discuss where the petitioners would put the Siamese connection for the building. He said that they would request a Knox Box for the building. He said that they would request the Fire Department Connection Caps. He said that Knox makes those that are lockable on the Siamese Connection. He said that they would request a remote enunciator panel located at the main entrance for the Fire Alarm system. He said that if they wanted to put the main fire alarm panel in the mechanical room that would be fine, but that they were going to have to have something remote at the main entrance to look at when they get there. He clarified that the building would have no basement. He said that they were requesting a set of plans showing Fire Hydrant locations. He said that they typically like to see a Fire hydrant within one hundred feet of their fire department connection.

The petitioner suggested that they discuss all of these things in the meeting that they will schedule to locate the Siamese Connections, so they knew what the Carmel Fire Department's preferences were before they design it.

Shirley Hunter, Cinergy: She said that she hasn't had a chance to review the plans yet. She said that she knew that Cinergy was going to be doing some major work with the scheduled roundabouts and road improvements. She said that she doesn't know what those plans are because it is not hers. She said that she noticed that there weren't any utility easements on the property. She gave the petitioners a business card of the contact person for the area.

The petitioner said that they had spoken with someone who was designing the road stuff regarding their needs.

Shirley Hunter, Cinergy: She said that they would need AutoCAD files and load information. She said that she would get the petitioner a load worksheet.

The petitioner said that they knew who the tenants were and had floor plans already, so they could start working on it. He said that he knew that they were going to need three-phase power.

Shirley Hunter, Cinergy: She said that they would coordinate all of that with the petitioners.

Matt Griffin, DOCS: He said that he emailed Kevin Roberts a comment letter. He said that they could discuss the comments after the TAC meeting. He said that one thing that he had called out in the letter was adding a few additional handicap parking spaces on the building's South and North façade preferably next to a concrete walk area for easy loading and unloading. He said that otherwise, there is some technical stuff that they could discuss after the meeting.

...END...